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Aspen #13039925  
WARRANTY DEEDVol. 93 Page 13825

AFTER RECORDING RETURN TO:

Mark Groves

Terrie Groves

ROUTE 2, BOX 86  
BONANZA, OR 97623UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:

Same as above

LEONARD T. DOMBRAS, Personal Representative of the Estate of Theodore T. Dombas, hereinafter called "Grantor", conveys to MARK GROVES and TERRIE GROVES, husband and wife, hereinafter called "Grantees", all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 6, Block 201, MILLS SECOND ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 map 3809-33DB TL 14400

SUBJECT TO Conditions, restrictions, easements and assessments,  
as shown on the recorded plat of Mills Second Addition to the  
City of Klamath Falls.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES.

and covenants that grantor, as Personal Representative, is the owner of the  
above described property free of all encumbrances except covenants,  
conditions, restrictions, reservations, rights, rights of way and easements of  
record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$36,000.00.

In construing this deed and where the context so requires, the singular  
includes the plural.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10<sup>th</sup>  
day of June, 1993.

THE ESTATE OF THEODORE T. DOMBRAS

By:

Leonard T. Dombas  
Personal Representative

STATE OF OREGON )

13826

) ss.

County of Jackson )

On June 10, 1993, personally appeared the above-named  
LEONARD T DOMBRAS, Personal Representative of the Estate of Theodore T.  
Dombras, and acknowledged the foregoing instrument to be his voluntary  
act and deed.

Before me:



Karen G. Willis  
Notary Public for Oregon  
My commission expires: 2/24/95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 14th day  
of June A.D., 19 93 at 2:57 o'clock P. M., and duly recorded in Vol. M93,  
of Deeds on Page 13825.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Muelender